



**Fountains
Land**
AN F&W COMPANY



Secluded Pines

Escape from the everyday norm and discover your private retreat on this secluded tract – an ideal setting for tranquility, solitude, and reconnecting with nature.

Secluded Pines presents a nice and secluded timberland tract ideal for buyers seeking the following attributes:

- 🌲 Ideal for outdoor enthusiasts, the rolling terrain offers excellent hunting opportunities for white-tailed deer and Eastern wild turkey, along with a reliable water source from flowing creeks.
- 🌲 32 acres of Loblolly Pine ready for its first thinning or clearcut offering an immediate harvest opportunity.
- 🌲 Surrounded by privately owned timberlands on all sides, but still just a short drive to Ashland or Alexander City for groceries, gas, dining, and medical facilities.

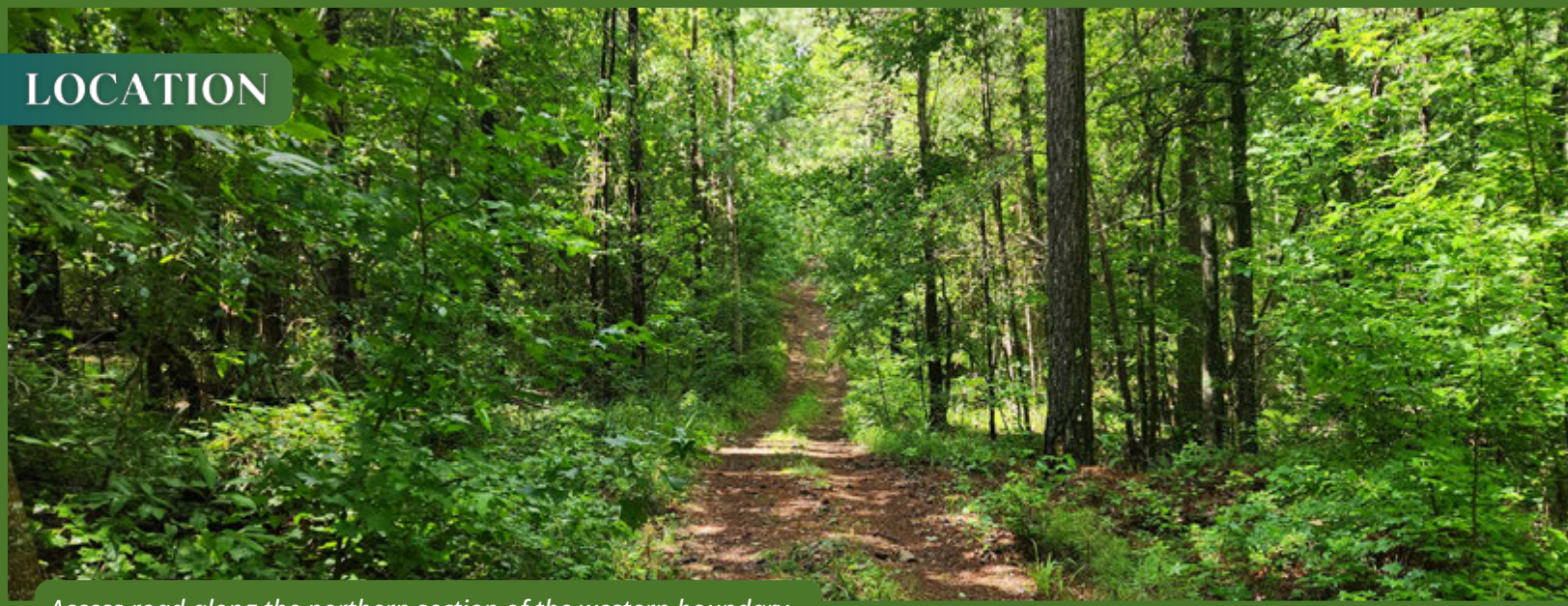
Property Highlights

- 💰 \$77,000
- 📏 37 Acres
- 📍 Goodwater, AL
- 🏠 Multiple Use



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LOCATION



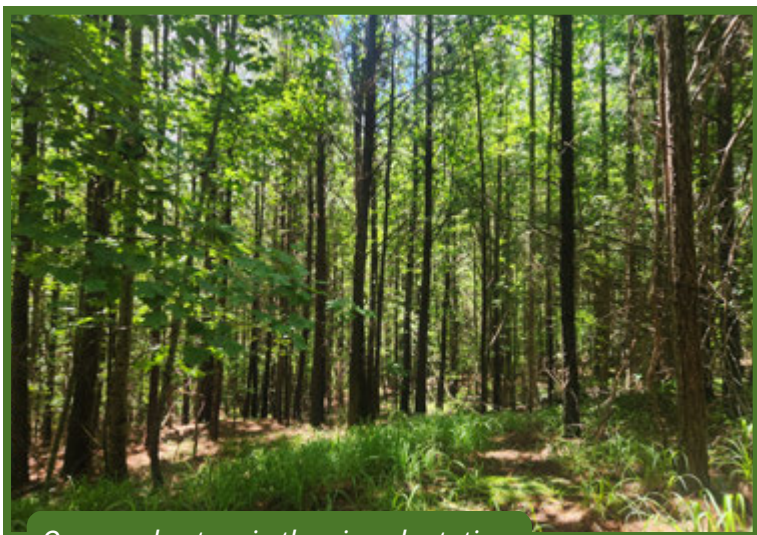
Access road along the northern section of the western boundary.

Secluded Pines is located in the piedmont region of east-central Alabama and is on the edge of the southernmost reach of Appalachia. The area features a steep to rolling landscape of hills and valleys.

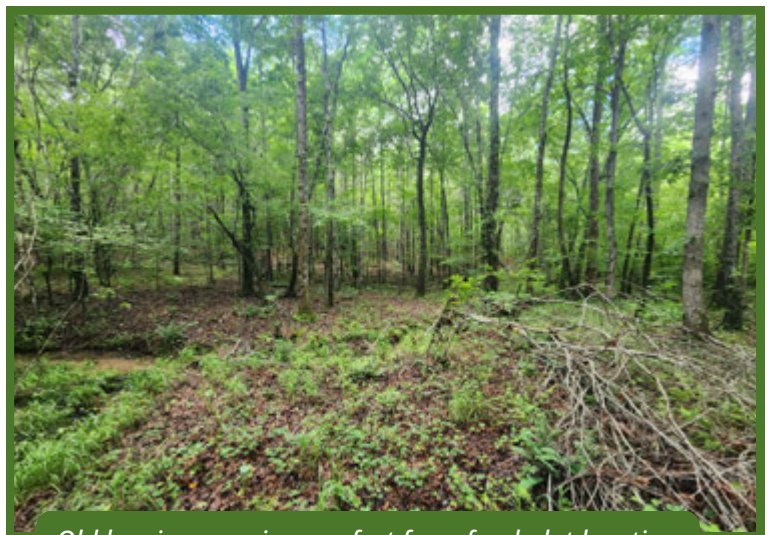
The tract is bordered by privately owned timberlands on all sides. Little Hillabee Creek is less than a quarter mile from the property's western boundary.

Ashland, Alabama, is approximately 13 miles north of the nearest paved road accessing the property. Alexander City, Alabama, is approximately 18 miles south of the nearest paved road accessing the property. Ashland and Alexander City provide grocery stores, gas stations, dining options, and medical facilities. Alexander City provides hotels and lodging.

The Secluded Pines property access is only a few minutes from AL Hwy 9 and 16 miles north of US Highway 280, and 45 miles south of I-20. Birmingham-Shuttlesworth International Airport is less than a two-hour drive from the property.



Open understory in the pine plantation.



Old logging crossing, perfect for a food plot location.

PROPERTY DESCRIPTION

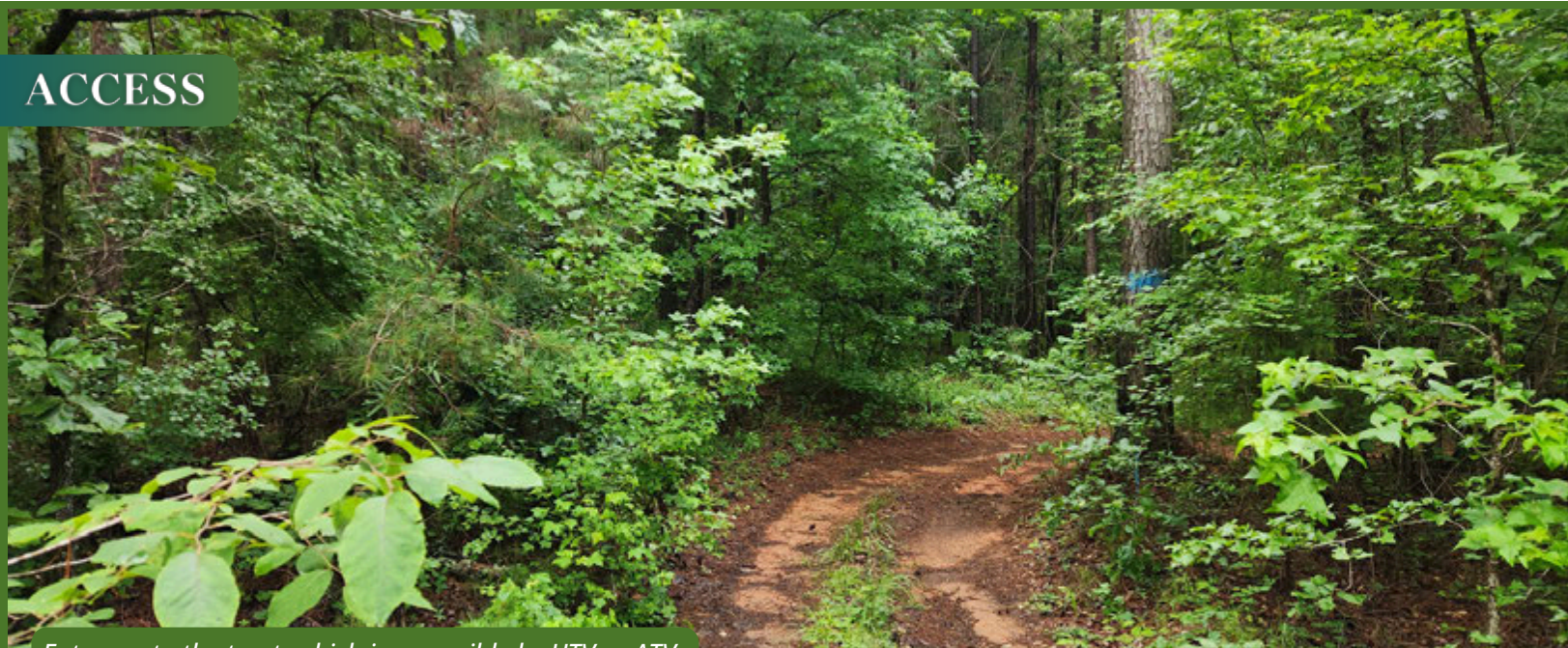


Beautiful hardwood bottom.

The property is best suited for recreational activities and hunting. It features rolling terrain with elevations ranging from approximately 820 to 920 feet above sea level. The soils are well-drained and rated highly for timber production. A system of creeks flows through the property, with the primary creek running from east to west and maintaining a nearly continuous water flow.

Additionally, this primary creek is joined by a smaller, possibly spring-fed stream located near the center of the property. This region of the state offers excellent hunting opportunities for two major game species: white-tailed deer and Eastern wild turkey.

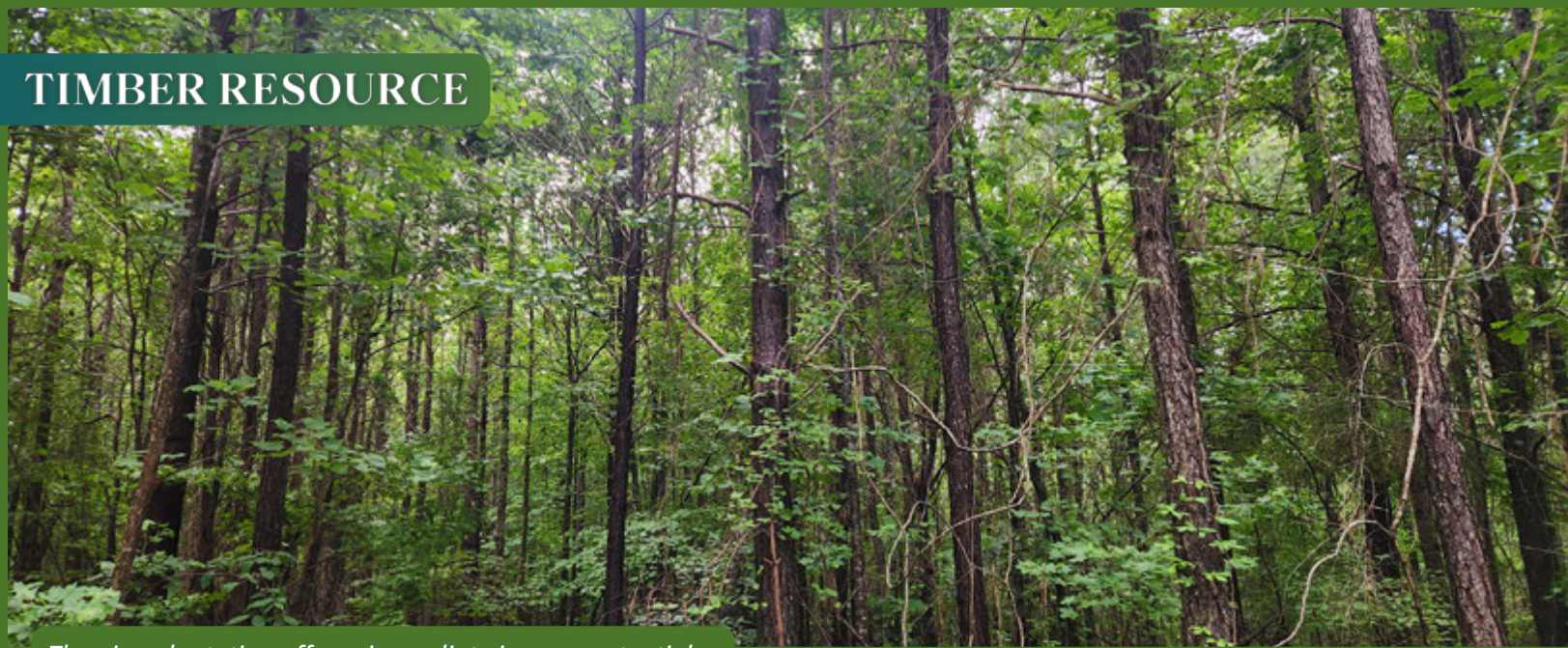
ACCESS



Entrance to the tract, which is accessible by UTV or ATV.

Secluded Pines can be accessed by a UTV or ATV from a fairly maintained logging road through multiple landowners.

TIMBER RESOURCE



The pine plantation offers immediate income potential.

The tract features 32 acres of Loblolly Pine plantation, planted in 2005, and is now ready for its first thinning or clearcut, which offers immediate harvest opportunities

TAX & TITLE



The northwest property corner identified by blue paint markings.

The tract is currently owned by Anthony B. Strong and is recorded in the Clay County Courthouse in Deed Book WD-03080, page 159. The taxes for 2024 were \$54.54. It is important to note that the property does not have a legal easement for access. The property boundaries can be identified by blue paint markings and iron corner markers.

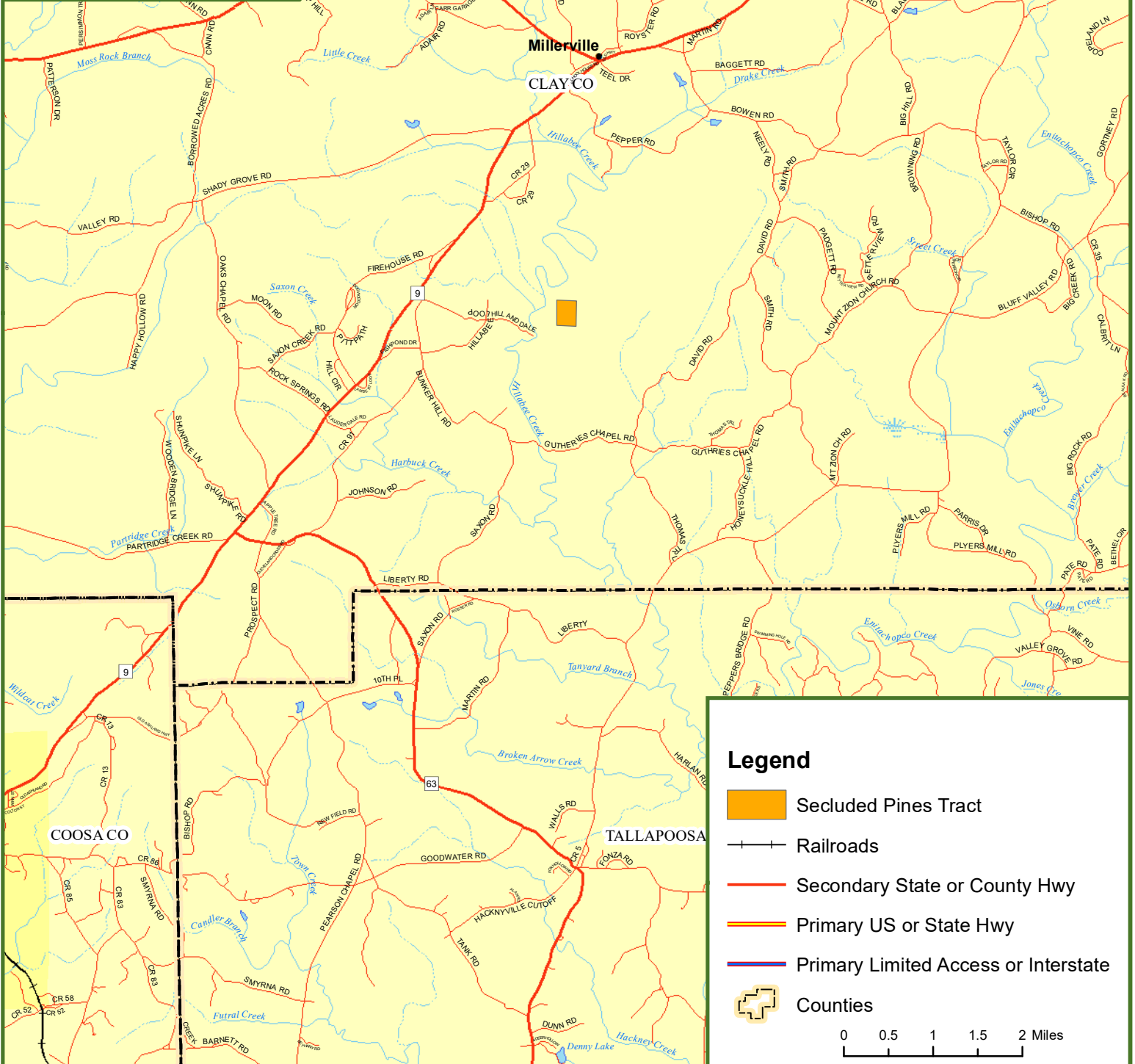
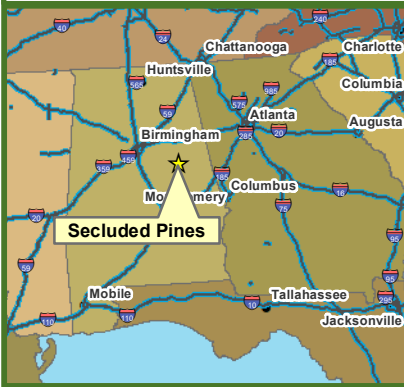
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



Locus Map Secluded Pines Tract

Clay County, AL

37.00 ± Acres

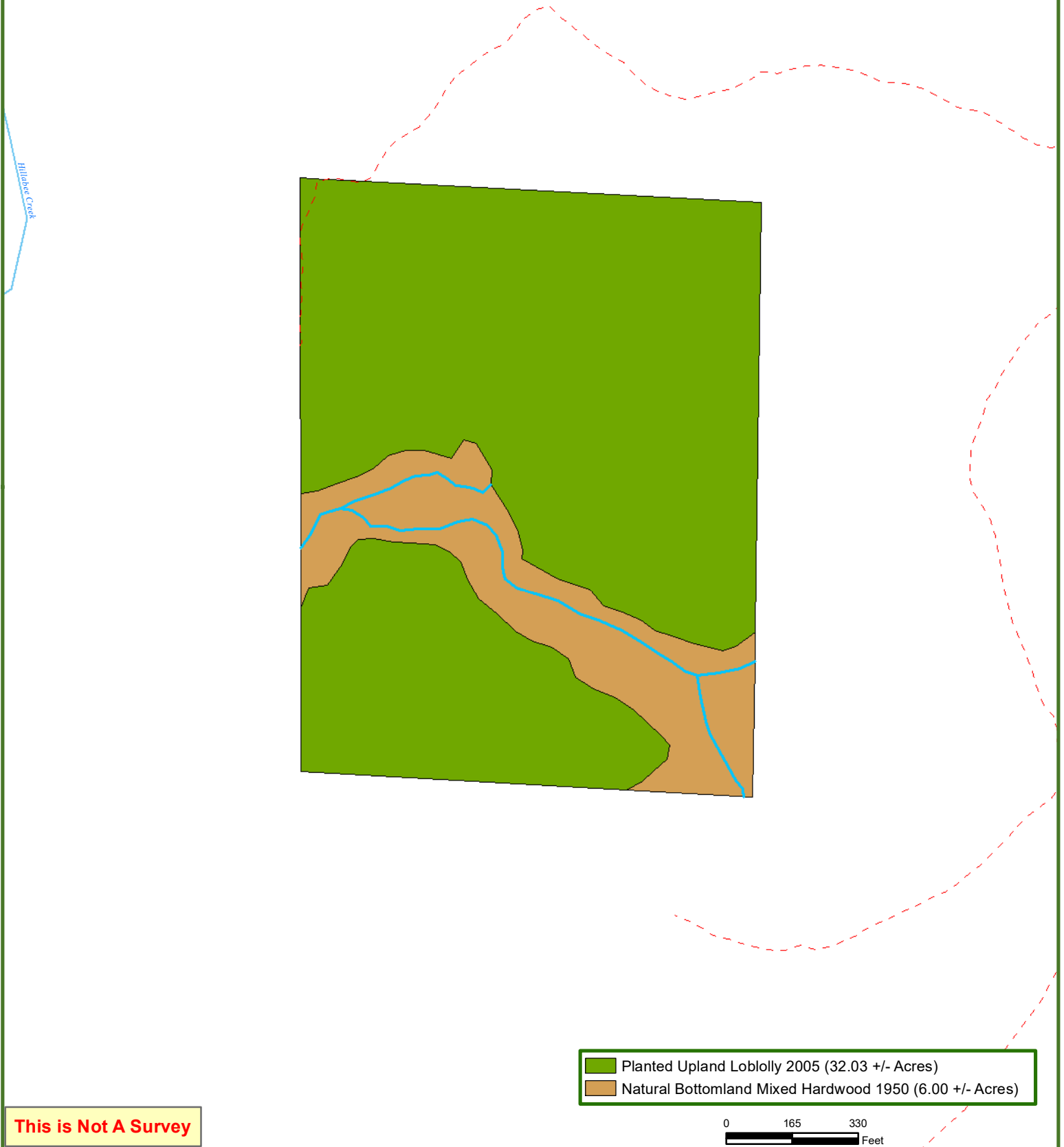




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Clay County, AL

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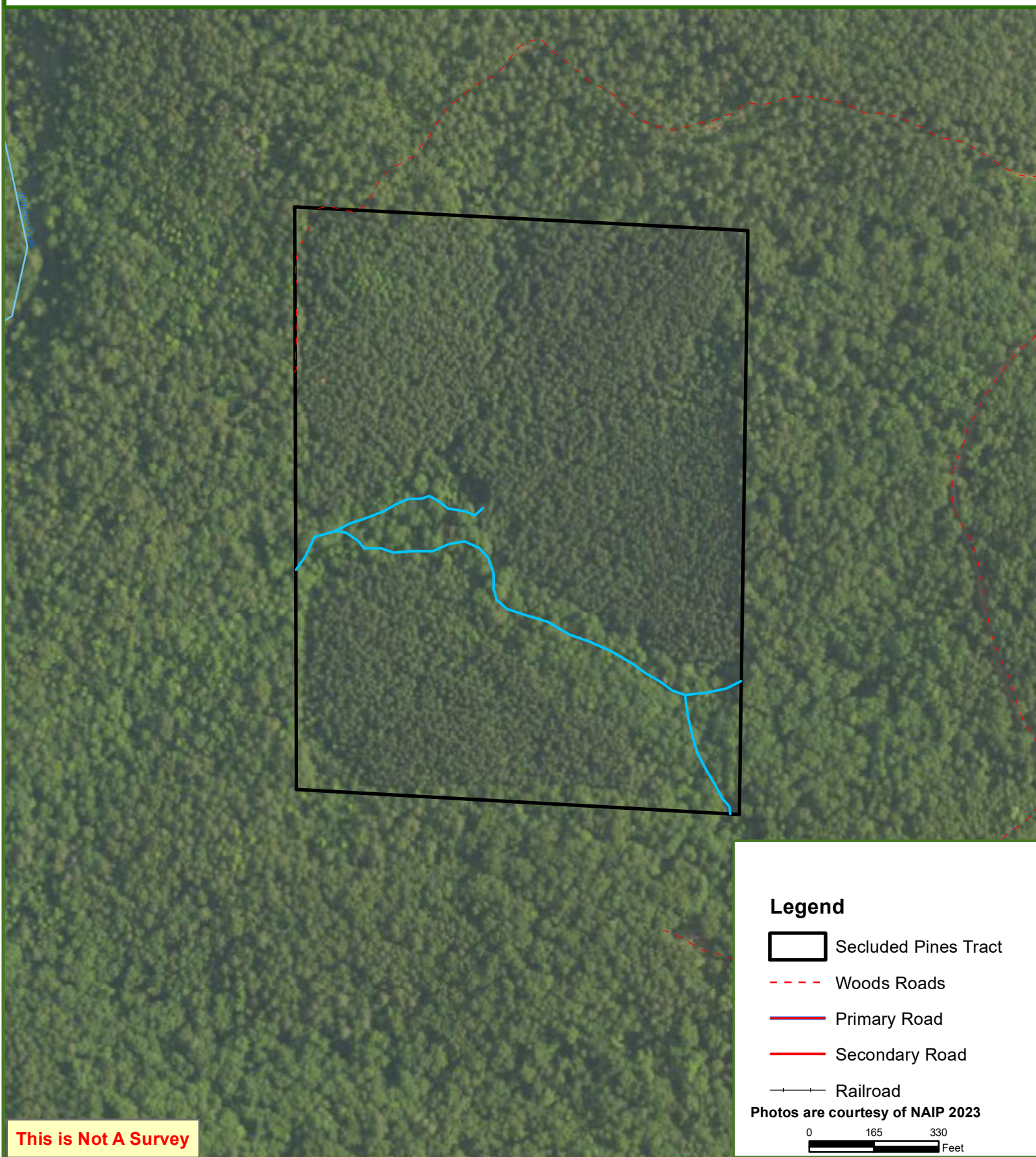
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



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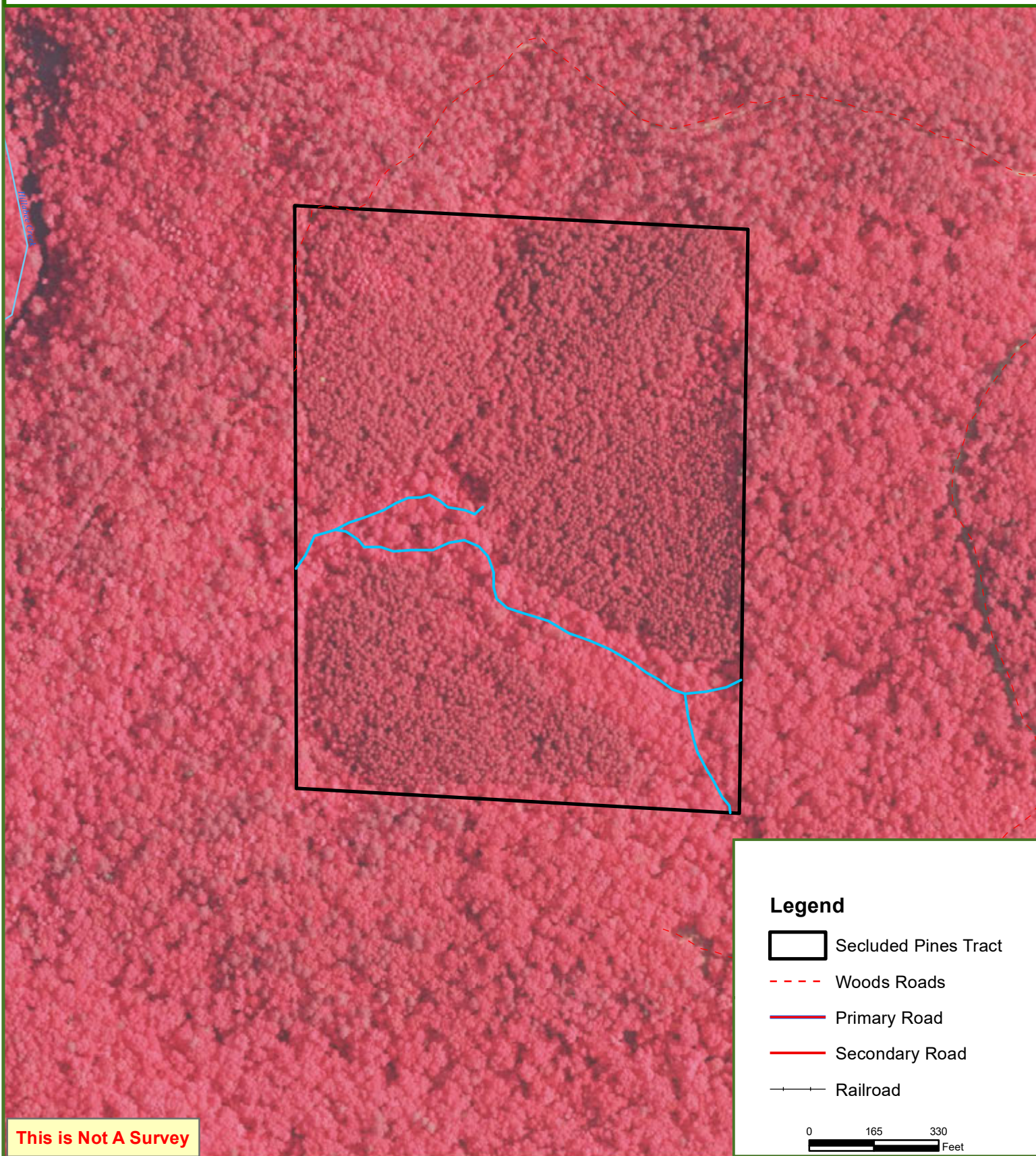
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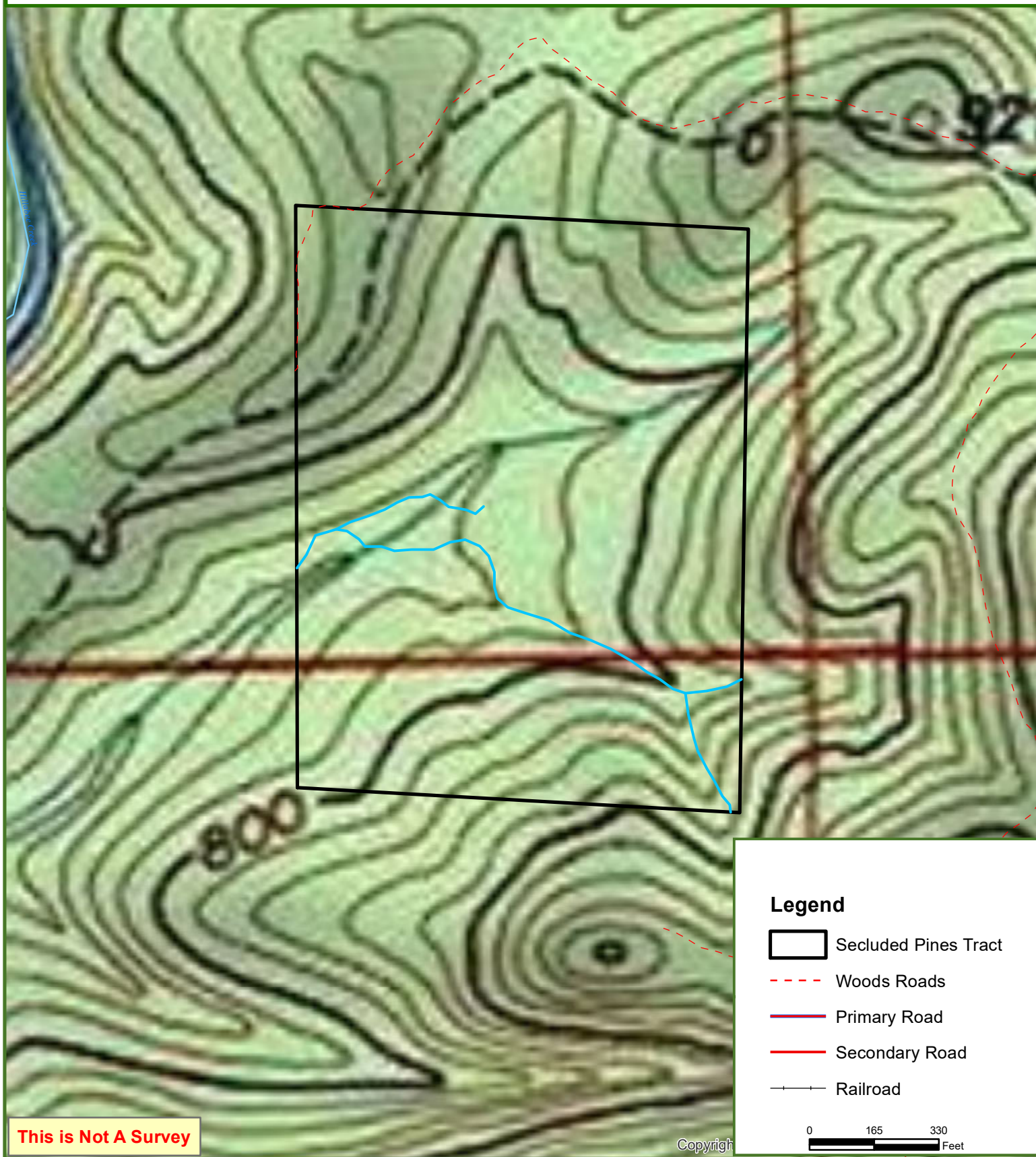
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